

MINUTES

DATE: Tuesday, June 19, 2018

MEETING: Winter Park Town Council

PLACE: Town Hall Council Chambers

PRESENT: Mayor Jimmy Lahrman, Mayor Pro Tem Nick Kutrumbos, Councilors, Jim Myers, Mike Periolat, Art Ferrari, Chuck Banks, and Chris Seemann via telephone, Interim Town Manager Stan Zemler, and Town Clerk Danielle Jardee

OTHERS

PRESENT: Housing Manager John Crone, Capital Projects and Parks Director Gerry Vernon, Community Development Director James Shockey, Finance Director Bill Wengert, Chief of Police Glen Trainor, Public Works Director Russ Chamero, Transit Director Michael Koch, and Planner One Mara Owen

1. Meeting Call To Order

Mayor Jimmy Lahrman called the meeting to order at 8:00 a.m.

Mayor Lahrman led those present in reciting the Pledge of Allegiance.

2. Town Hall Meeting *Nothing to Report.*

3. Consent Agenda

3a. Approval of June 5, 2018 Regular Meeting Minutes

Mayor Pro Tem Nick Kutrumbos moved and Councilor Chris Seemann seconded the motion approving the Consent Agenda. Motion Carried: 7-0.

4. Action Items

4.a. Special Event Permit – Winter Park Pub Summer Concerts, Public Hearing

Town Clerk Danielle Jardee stated Winter Park Pub Owner Jeff Williams submitted a special event permit application and fees for Summer Concerts at the Pub. Ms. Jardee stated the Winter Park Pub will have a series of concerts outside on the enclosed patio. Ms. Jardee stated this has been an annual series of events for the Pub. Mayor Lahrman opened the public hearing, hearing no comments. Mayor Lahrman closed the public hearing.

Councilor Jim Myers moved and Mayor Pro Tem seconded the motion approving Special Event Permit – Winter Park Pub Summer Concerts. Motion Carried: 7-0.

4.b. Special Event Permit – Alpine Art Affair, Public Hearing

Town Clerk Danielle Jardee stated Winter Park Alpine ArtAffair Inc.'s Cheryl Day submitted a special event permit application for the 45th Annual Fine Arts & Fine Crafts Show. Ms. Jardee

stated this is an annual event and Staff recommends approval. Mayor Lahrman opened the public hearing, hearing no comments. Mayor Lahrman closed the public hearing.

Councilor Jim Myers moved and Councilor Chuck Banks seconded the motion approving Special Event Permit – Alpine Art Affair. Motion Carried: 7-0.

4.c. Special Event Permit – Epic Singletrack Series, Public Hearing

Town Clerk Danielle Jardee stated Winter Park Resort applied for a special event permit for Race three of the Epic Singletrack Series. Ms. Jardee stated the race would begin and end at the Rendezvous Event Center at Hideaway Park. Ms. Jardee stated the race would be the same day as Tequila and Tacos. Mayor Lahrman opened the public hearing, hearing no comments. Mayor Lahrman closed the public hearing.

Mayor Pro Tem Nick Kutrumbos moved and Councilor Mike Periolat seconded the motion approving Special Event Permit – Epic Singletrack Series. Motion Carried: 7-0.

4.d. Special Event Permit – Chamber of Commerce, Public Hearing

- i. Haute Route**
- ii. Mountain Bike Capital Weekend**
- iii. Tequila & Tacos**
- iv. Independence Day Run**
- v. Fourth of July**
- vi. Winter Park Jazz Fest**

Town Clerk Danielle Jardee stated the Winter Park & Fraser Chamber submitted applications for the events listed. Ms. Jardee stated that the proper paperwork was filled out for each annual event. Chamber Director Catherine Ross stated Mountain Bike Capital Weekend would be held at the new Headwaters Center. Mayor Lahrman opened the public hearing, hearing no comments. Mayor Lahrman closed the public hearing.

Mayor Pro Tem Nick Kutrumbos moved and Councilor Art Ferrari seconded the motion approving Special Event Permits – Chamber of Commerce for Haute Route, Mountain Bike Capital Weekend, Tequila & Tacos, Independence Day Run, Fourth of July, and Winter Park Jazz Fest. Motion Carried: 7-0.

4.e. Resolution 1624, Approval of Transit IGA with Fraser

Transit Director Michael Koch stated he had been working on making the Intergovernmental Agreement with the Town of Fraser agreeable to both municipalities. Mr. Koch stated the Town of Fraser has signed the Intergovernmental Agreement. Councilor Art Ferrari asked if he read the agreement correctly, how does it work that Fraser has no financial input into a new Transit Maintenance Facility. Mayor Lahrman stated Winter Park owns and operates transit, therefore Fraser purchases transit service. Mayor Pro Tem Nick Kutrumbos stated Fraser does pay a 10% fee, and they have the option to back out of service with a 120-day notice. Winter Park Resident John Beake asked if Winter Park is still bearing the financial brunt of transit. Mr. Beake asked what is taking so long for Fraser to pay their fair share. Mr. Koch stated Fraser is caught up with their transit service invoices, and they will be reimbursing Winter Park for their portion of start up costs, as well as a 10% administrative fee in the future. Councilor Chuck Banks asked Mr. Koch to explain why the County won't pay. Mr. Koch stated that if the County gives Winter Park any tax dollars then the County feels transit would need to be provided to the whole county. Mr. Koch stated the County has always wanted to service the whole county, however they will only contribute up to \$50,000 dollars, and that contribution can only be applied to new service. Mayor Lahrman stated this agreement will help us to move forward when negotiating transit with other towns.

Winter Park Resident Marcia Beake asked if Transit reviews the bus stops and voiced her concern about the Silverado II stop. Mr. Koch stated yes, he does an annual review. Winter Park Resident Judy Hardardt asked how Staff and Council arrived at the 10% management fee. Mayor Lahrman stated Staff looked at the Intergovernmental Agreement they had with the Fraser/Winter Park Police Department. Interim Town Manager Stan Zemler stated it is not a true cost allocation, it is more administrative. Mrs. Hardardt asked if the 10% fee is adjustable. Mr. Koch stated it could be adjustable since this is an annual agreement. Mr. Zemler stated his thanks to Fraser's Town Manager, Jeff Durbin, and Mayor Phillip Vandernail for working on this.

Mayor Pro Tem Nick Kutrumbos moved and Councilor Chuck Banks seconded the motion approving Resolution 1624, Approval of Transit IGA with Fraser. Motion Carried: 7-0.

4.f. Resolution 1625, Approval of Final Plat, Block E, Condominiums

Planner One Mara Owen stated the preliminary plat of this project was a two-phase project, it is now one. Ms. Owen stated the building is five levels with a height variance of 65 feet that was previously approved by the planning commission. Ms. Owen stated planning commission approved after 24 conditions were met. Ms. Owen stated there are another seven conditions to be met after plat is recorded. Councilor Chuck Banks asked if something was going to be done about a sidewalk in this plan since the Iron Horse/Basecamp transit stop is a problematic area. Mr. Banks stated that people are always in the road walking to that stop since there is no sidewalk. Mr. Banks stated it is dangerous to have people in the road with buses trying to get through. Developer Mark Unicom stated the only sidewalk planned is the one just in front of parking lot. Iron Horse Board Member John Crone stated Hammersmith is the current property manager for Iron Horse. Mr. Crone stated he didn't realize there was an issue with the sidewalk and transit stop. Mr. Crone stated there are no plans for a sidewalk. Mayor Lahrman stated this may be a workshop issue to discuss at the Transit Advisory Committee meeting. Mr. Unicom stated that yes there is a sidewalk in this plat, but it doesn't lead to anywhere. Mayor Lahrman stated Staff and Council can work with Iron Horse and Base Camp to try to resolve the issue.

Councilor Jim Myers moved and Councilor Mike Periolat seconded the motion approving Resolution 1625, Approval of Final Plat, Block E, Condominiums. Motion Carried: 7-0.

4.g. Resolution 1626, Approval of ADU Incentive Request, Cooper Creek

Housing Manager John Crone stated Council and Staff are all aware of the housing issues we face in Town. Mr. Crone stated Cooper Creek would like to convert the back building (old Carver's) into two rentable workforce housing units. Mr. Crone stated one unit would be a five bedroom, and the other unit a two bedroom. Mr. Crone stated this is a unique situation, normally an ADU (accessory dwelling unit) incentive request would be for a one-bedroom approval. Mr. Crone stated Staff discussed the situation, the request is for \$10,000 dollars per unit, and an additional \$3.00 dollars per square foot, totaling \$30,000 dollars. Mr. Crone stated Town would give the \$30,000-dollar request and in return the Town would have seven deed restricted workforce housing bedrooms for 20 years. Councilor Jim Myers asked if ADU incentive requests are case by case, Mr. Crone responded yes. Mayor Pro Tem Nick Kutrumbos asked if the lease was reviewed. Mr. Crone stated yes it will be, Staff is still working on the agreement. Town Council agreed request is a good deal for Town, and for Workforce housing. Town Council asked if there would be parking for the units. Mr. Crone stated yes, Cooper Creek currently rents spaces within the parking garage, and they have spaces for that building. Interim Town Manager Stan Zemler asked if this agreement is conditional or if it is final. Mr. Crone stated it is a conditional agreement.

Councilor Jim Myers moved and Mayor Pro Tem Nick Kutrumbos seconded the motion approving Resolution 1626, Approval of ADU Incentive Request, Cooper Creek. Motion Carried: 7-0.

4.h. RETA Agreement – Sitzmark South

Interim Town Manager Stan Zemler stated Council had directed Staff to draft a Real Estate Transfer Assessment agreement for Sitzmark South at the June 5, 2018 Town Council Meeting. Mr. Zemler stated the agreement would be for three buildings, G, H, and E for a total of 58 residential units. Mr. Zemler stated the Town Attorney would like a clear reference attached to agreement explaining what parcel four is. Chip Besse stated he could provide an explanation of the minor subdivision.

Councilor Art Ferrari moved and Councilor Mike Periolat seconded the motion approving the RETA Agreement – Sitzmark South. Motion Carried: 7-0.

4.i. Transit Center – Charlie Johnson

Interim Town Manager stated he has been working with WC Johnson, LLC's Charlie Johnson on the Transit Center Plan. Mr. Zemler asked Mr. Johnson to present the Council with some financial options for a Transit Center. Mr. Zemler stated the goal today is to give Mr. Johnson direction, so he can move forward. Mr. Johnson stated the Transit Center is beneficial, and public feedback is positive. Mr. Johnson stated the economics just need to be worked out. Mr. Johnson stated he decreased the square footage and took out the Town's sublease and base rent and buy out option. Mr. Johnson stated for the economics of this to work the Town will need to partner with WC Johnson, LLC. Mr. Johnson stated the current space in its current form has no worth to developers. Mr. Johnson stated he structured the proposal so that Town doesn't have to come out of pocket at all, and they get a transit center and a sales tax generating business. Mr. Johnson stated the other proposal is for Town to make an investment and pay for a portion of project and get a new tax generating business and transit center. Mr. Johnson stated he is asking Town for four water and sewer taps as well. Mr. Johnson stated there are two letters of intent. Mr. Johnson stated one letter includes the ESTIP (Enhanced Sales Tax Incentive Plan) option, which is \$650,000 dollars to be recaptured by the developer over 15 years, and the other letter is the Town gives \$500,000 upon completion of the project. Mayor Pro Tem Nick Kutrumbos asked if we utilize an ESTIP does that eliminate the possibility of grants, and what is the total costs of the project. Mayor Lahrman stated he had discussed this with Mr. Zemler, if Town was to give the money up front, then once built it would function without additional costs. Mr. Johnson stated he is unsure about the grant money situation. Mr. Kutrumbos asked Transit Director Michael Koch where a Transit Center is on his priority list. Mr. Kutrumbos stated his concern over using time and money on this project and he doesn't want it hindering the Transit Maintenance Facility project. Mr. Koch stated his priority is the maintenance facility, but he does see value in a Transit Center. Mr. Johnson stated he must work within these economic parameters to make this project work. Mr. Johnson stated it is possible to make a hybrid of the two proposals. Councilor Art Ferrari asks if Council chooses the ESTIP option is there an option to buy it back. Mr. Johnson stated that is not in the proposal, but he wants to move forward on this, so he is open to that. Councilor Chris Seemann asked Mr. Johnson if he would still build out that property if the Transit Center piece wasn't involved. Mr. Johnson stated no the economics wouldn't work. Mr. Johnson stated a Transit Center is needed now, and Mr. Koch stated the location is already a natural hub for transit. Mr. Koch stated the opportunity for grants is there, but to receive grants the Transit Center would have to be a capital expenditure. Mr. Johnson stated Council sounds supportive, and if they want him to work on a hybrid proposal, one that would have cheaper up-front costs and then an ESTIP, he would. Mr. Zemler stated if Council wants a hybrid then delay the ESTIP, make an upfront commitment to it, but wait to see if grant money comes in first. Mr. Lahrman asked Mr. Johnson where his gross sales projection is coming from. Mr. Johnson stated from talking with perspective tenants and his general knowledge of sales tax in this area. Mr. Ferrari stated the only thing Town would be giving away with the ESTIP option is four water taps. Councilor Chuck Banks asked if there would be any infrastructure costs. Mayor Lahrman stated not initially but over time. Councilor Mike Periolat stated he is not in support of this project, it has come to far from the original plan and cost. Mr. Periolat stated his disappointment to hear that if the Town wasn't involved in the project then it wouldn't move

forward. Mr. Periolat stated his concern over costs and an ESTIP, and it is too early in Town's Transit. Mr. Johnson stated Town needs to incentivize developers. Councilor Chris Seemann stated he also feels it has come to far from the original concept. Councilor Jim Myers stated he is for the project, this is an opportunity to clean up that area, and thinks that area is underutilized. Mr. Banks stated he thinks it is a great idea, and having restrooms are a positive, and it will enhance Transit. Finance Director Bill Wengert stated he believes the money should come from Transit budget and would push for paying Mr. Johnson up front. Mr. Zemler stated with ESTIP you are not growing the general fund. Mr. Wengert stated an ESTIP also ties up future Councils. Mr. Kutrumbos stated he thinks yes this should be the Transit center, and yes Town should finance it, he believes the ESTIP is too complicated. Council asked Mr. Wengert if the Town can finance this project. Mr. Wengert stated yes, the Town has the funds. Mr. Johnson asked Mr. Koch when Town would know if they received grant money. Mr. Koch stated by the end of the year. Mr. Banks asked Mr. Lahrman what decision we are making today. Mr. Lahrman stated we should do two votes, first vote does Council move forward, and second vote would be for which proposal. Mr. Periolat asked Mr. Zemler for his insight. Mr. Zemler stated if there is an opportunity to fix a spot and mature your transit system then it is a good idea. Mayor Lahrman asked who is in favor of a Transit Center at the East end of the Town Hall building with one of the two current proposals. Mayor Pro Tem Nick Kutrumbos, Councilors Jim Myers, Chuck Banks, and Art Ferrari vote "aye" and Mayor Lahrman, Councilors Chris Seemann and Mike Periolat vote "nay", 4 – 3. Mr. Lahrman asked for a motion to move forward with an ESTIP or \$500,000 dollar pay out.

Councilor Chuck Banks moved for the \$500,000 dollar pay out proposal, and Councilor Jim Myers seconded the motion to move forward with the proposed \$500,000 dollar pay out. Motion Carried: 4-3.

5. Progress Reports

5.a. Fraser Valley Recreation – Scott Ledin

Not Present.

5.b. Grand County Water & Sanitation District # 1 – Bruce Hutchins

Not Present.

5.c. Winter Park Water and Sanitation District - Kent Bosshard

Not Present.

5.d. Winter Park Resort – Sky Foulkes

Not Present.

5.e. Chamber of Commerce – Catherine Ross

Chamber Director Catherine Ross stated her congratulations to Mayor Lahrman and his son for completing Ride the Rockies. Mayor Lahrman stated he heard many good things about our community while being a participant. Mrs. Ross stated it was great to see the communities and organizations work together for Ride the Rockies. Mrs. Ross stated Switchback Festival generated more website visits than Jazz Festival. Mrs. Ross stated new people visited the website, which is a positive, even though numbers were down for this event. Mrs. Ross stated that budget was not made on this event. Mrs. Ross stated the brand committee is looking forward to launching in August. Mrs. Ross stated Lettuce and the Floozies will be the headliners for Solshine Music Festival, and Justin Moore and Easton Corbin will be headlining Country at the Park. Mrs. Ross stated Police Chief Glen Trainor worked well with the Chamber on keeping the public park facilities open during the Switchback Festival. Capital Projects and Parks Director Gerry Vernon and Mrs. Ross tried to come up with solutions to keep skate park open, however public safety is a major concern. Mrs. Ross stated Staff knows the importance of keeping the facilities open,

however once an event hits a substantial number the skate park will need to be closed. Mrs. Ross stated that Uptripping's Shannon Henn will have art work to bid on before High-Note Thursday Music.

5.g. Affordable Housing – John Crone

Housing Manager John Crone stated Hideaway Place now has Cabin Works managing maintenance and emergencies. Mr. Crone stated roommates bailing has yet to cause problems at Hideaway Place. Mr. Crone stated tenants can find replacements if their roommate bails. Mr. Crone stated the demand for attainable housing is still there. Mr. Crone stated he is still waiting to hear word from Winter Park Resort on the Dimmit II project. Councilor Chuck Banks asked if we are delayed on the Dimmit II project. Mr. Crone responded not yet, but soon the project will be. Mr. Crone stated he had a positive meeting with a few developers about doing a private affordable housing project. Mr. Crone stated Staff is still moving forward with the second part of Trestle development.

5.h. Transit – Michael Koch

Transit Director Michael Koch stated the exciting news at last night's Transit Advisory Committee meeting was the signed Intergovernmental Agreement with Fraser. Mr. Koch stated he submitted grant applications to run the black line year-round, and for year-round service to Winter Park, Fraser, Tabernash, and Granby. Mr. Koch stated he won't find out if Transit was awarded grants till late summer, early fall. Mr. Koch stated he is working on finding a replacement app for Ridehop. Mr. Koch stated he hosted a stakeholder meeting to gather feedback on how to improve the technology. Mr. Koch stated he is soliciting for professional services and bids are due in one week. Mr. Koch stated he will use the stakeholder group to review bids. Mr. Koch stated he is looking for products that already exist but can be customized. Mr. Koch stated he did not budget for this because he did not know Ridehop would be closing their doors. Mayor Lahrman asked how the new busses were running. Mr. Koch stated they are doing fantastic. Councilor Chuck Banks stated First Transit Director Mike Fudge's concerns over people parking at bus stops, it has become problematic especially on the weekends. Chamber Director Catherine Ross asked if there is something more aggressive that can be done to mark bus stops besides traffic cones. Mr. Koch stated Staff will look into what can be done to mark bus stops better.

5.i. Staff Reports

Nothing to Report.

6. Town Manager's Report

Interim Town Manager Stan Zemler stated a reminder that he will be gone June 24 through July 8. Mr. Zemler stated he would designate a Staff member to be acting manager.

7. Mayor's Report

Mayor Jimmy Lahrman stated being a participant in the Ride the Rockies allowed him to view other communities, and gave a job well done to ours. Mr. Lahrman stated he has a meeting with the new community director of the county. Mr. Lahrman stated that Denver put in a bid to host the Olympics.

8. Town Council Items for Discussion

Mayor Pro Tem Nick Kutrumbos stated his concern over a speeding issue on Vasquez Road. Councilor Art Ferrari stated the same concern over by High Country Haus. Police Chief Glen Trainor stated his acknowledgment.

8.a. ESTIP Discussion/Direction – Chip Besse

WPDC (Winter Park Development Company's) Chip Besse presented an ESTIP (Enhanced Sales Tax Incentive Plan) concept two weeks ago to Council. Mr. Besse asked for a \$1.8 million-dollar ESTIP today to provide financing flexibility by recollecting 4% of the 7% in sales tax dollars generated by retail sales. Mr. Besse stated the 1.8 million dollars is what would come back to the developers. Mr. Besse stated the challenge is not filling commercial spaces but finding new tenants for those spaces. Mr. Besse stated this ESTIP would allow for WPDC to find new businesses for Town. Mr. Besse stated WPDC doesn't want to cannibalize existing business and doesn't want to fill the new commercial spaces with office space. Mr. Besse stated WPDC's goal is to create new economic vibrancy in Winter Park. Mr. Besse stated when WPDC can secure a letter of intent they will bring that tenant and business plan to Town Council for final approval of the ESTIP. Mayor Lahrman asked where Mr. Besse came up with proposed numbers. Mr. Besse stated he utilized a consultant that estimated retail sales for a restaurant of that size. Mr. Besse stated if the tenants don't do well, either will the developer, so everyone's interests are in line for getting high quality successful tenants. Mayor Pro Tem Nick Kutrumbos asked about the minimum five-year time frame for bringing in new business proposed by Mr. Besse. Mr. Besse stated he could sunset it after ten years. Mr. Kutrumbos asked how conservative the numbers are in Mr. Besse's forecast. Mr. Besse stated they used the same numbers that were used for ROAM, and WPDC is confident that this project can do the same. Mayor Lahrman stated the numbers of the proposed concept, new businesses generate 6.8 million dollars in annual sales, about \$272,000 in sales tax annually, 4% of which would go to the developer. Mr. Lahrman stated if we generate the proposed 6.8 million Town would receive 3% of sales tax, about \$146,000 dollars annually for transit, and about \$68,000 dollars for capital. Mr. Lahrman stated Council's concern is growing the general fund. Mr. Besse stated this plan isn't a kickback to the developer it is a plan to help incentive other businesses to come to Winter Park. Interim Town Manager Stan Zemler asked Mr. Besse why the 1.8 million dollars, and where the relationship between developer and tenant is. Mr. Zemler stated the 1.8 million dollars is going to the developer not the tenant. Mr. Besse stated the 1.8 million dollars comes from walkability, energy, site development, etc. Mr. Besse stated there will be a variability between tenants, so WPDC wants to keep financial flexibility, because ideally the goal is to sell these buildings. Councilor Chuck Banks stated his concern about financials. Mr. Banks stated that a new business may do well with sales, however another business could lose business. Mr. Banks stated it may cause a gap in the overall generation of sales tax revenue. Mr. Besse stated with all the new development, we are creating new beds so there is a need for new retail. Mayor Pro Tem Nick Kutrumbos asked how the money is allocated, does it have to go to public space or improvements as stated in the 2016 ESTIP Ordinance 496. Mr. Lahrman stated he thinks we are safe in that aspect because the infrastructure in place at Sitzmark location. Councilor Art Ferrari stated his concern over the pay out component of Town's ESTIP Ordinance 496. Mr. Lahrman asked Finance Director Bill Wengert input. Mr. Wengert stated language can be worked out in each agreement. Mr. Wengert stated Ordinance 496 gives Town the flexibility for writing ESTIP

agreements. Mr. Lahrman asked Mr. Wengert for some background on implications for this proposed concept. Mr. Lahrman stated it works in this scenario but what are the future implications for future projects. Mr. Wengert stated he will be presenting projects at Council's retreat to show how components of certain projects affect the budget and funds. Mr. Lahrman asked if the 1.8-million-dollar cash payout substantially inhibit us from moving forward on other projects. Mr. Wengert stated if you are going to look at it that way it is like asking if Council is comfortable taking 1.8 million dollars out of reserves. Mr. Wengert stated this conversation ties to the ten-year projections Council will be viewing at their retreat, and it will set precedence when future requests come in. Councilor Chuck Banks asked if we could give 2 or 3% instead. Mr. Wengert stated there is always an option for a hybrid concept. Councilor Art Ferrari asked if that property was at market when purchased or if subsidies were involved. Mr. Lahrman stated there were subsidies. Mr. Ferrari asked if there has already been public benefit to the developers bottom line or if its been a win win for developer and Town. Mr. Lahrman stated he believes it has been a win win. Mr. Besse stated he feels as if WPDC has subsidized that project, it started as a 16-million-dollar project and ended up being a 50-million-dollar project. Mr. Lahrman stated this ESTIP plan could be a tool going forward for Council, however is it a risk Council is willing to take. Mr. Ferrari stated his concern about a double dip scenario from the developer. Mr. Lahrman stated no that has not happened. Councilor Chris Seemann stated that we should use this concept to incentivize other developers. Mr. Besse stated he created this concept so that it could be scaled and used for other developers. Mr. Lahrman stated he believes we need to roll this out on a small scale and see if it works or if it is a mistake. Mr. Ferrari asked if ESTIP's intent is to make new business, can a preexisting business ask for an ESTIP. Interim Town Manager Stan Zemler stated he thinks Council needs to have a policy discussion, or else there could be a flood of requests. Mr. Zemler stated this needs to be a broader policy discussion on economic development. Mr. Banks stated Mr. Wengert is going to address financials at Council Retreat, and he thinks Mr. Wengert will bring up that Council was optimistic about the Parking Garage debt. Mr. Besse stated if Council wanted to use the Sales Tax and pay off the parking garage first and then open it up to 1.8 million-dollar ESTIP he is willing to do that as well. Mr. Lahrman asked Mr. Besse when he thinks a tenant will be in the building. Mr. Besse stated conservatively June 2019 would be when a tenant would be in. Mr. Lahrman asked Mr. Besse for more time for Council to go over financials. Mr. Besse stated he figured Council would need time and thanked them for their time. Mr. Besse stated he has two more items he would like to mention. Mr. Besse asked where Council is on decision about Baker Drive. Mr. Besse stated he is willing to put road base down and wait on it till next year. Mr. Lahrman stated Mr. Shockey will be talking about the Baker Drive Project later. Mr. Besse stated an update on Roam, an apartment contractor fell through due to water tap rates. Mr. Besse stated the water tap rates need to be revaluated. Mr. Ferrari spoke on behalf of Grand County Water and Sanitation and stated they are currently undergoing a water tap rate study.

8.b. Baker Drive Parking

Community Development Director James Shockey stated Council had asked Staff to reconfigure parking options on Baker Drive. Mr. Shockey presented two options, first option has 20 parking spaces, and second option increases by one for a total of 21 parking spaces. Mr. Shockey stated option two will be costlier because existing drainage will need to be filled in. Mr. Shockey stated the first option is the preferred option from Staff and from a safety and engineering standpoint.

Councilor Mike Periolat stated he thinks the spots behind Strip & Tail need to remain flexible. Mayor Lahrman stated overnight parking needs to be reevaluated. Mr. Lahrman stated Council may need to hardline the topic and say no overnight parking once the street is a formal thoroughfare. Mr. Lahrman asked what if Council doesn't like the cost analysis of these two options. Mr. Shockey stated it will go back to original plan. Councilor Art Ferrari asked if Hernando's property is involved, the answer is no it is not. Staff and Council discussed the storm sewer placement and how that will be affected in each option. Mr. Shockey stated cost estimates should be complete within the next week.

8.c. July 3 Council Meeting

Interim Town Manager Stan Zemler stated Council should discuss the July 3rd meeting date after executive session.

Arrow Developer Brian Novak asked to postpone Town roadwork on Lion's Gate Drive by Arrow project till spring. Community Development Director James Shockey stated the project has been designed to have sidewalk, drainage, and parking lane. Mr. Shockey stated they will be burying lines for that project and would need Arrow Staff to be out of the right of way by August 1. Staff stated that to postpone Staff would need to terminate the asphalt contract. Mr. Shockey stated Staff would need to talk to legal counsel about terminating a contract. Mr. Novak stated they want the utility lines dropped and a temporary asphalt patch placed over the line to get through winter. Mayor Lahrman stated he wanted Mr. Novak's assurance that he won't delay again. Mr. Novak stated the roadwork wouldn't be delayed again. Council agreed to postpone the roadwork on the Arrow project. Mayor Lahrman stated to Public Works Director Russ Chamerooy make sure everything is done to your liking for snow removal purposes. Councilor Chuck Banks stated his concerns about the costs of delaying this project.

9. Executive Session

9.a. Executive Session to hold a conference with the Town Attorney to receive legal advice on specific legal questions pursuant to C.R.S. § 24-4-402(4)(b), for which a topic cannot be disclosed without compromising the purpose of the Executive Session

Councilor Art Ferrari moved and Councilor Chuck Banks seconded the motion to go into Executive Session in accordance with C.R.S. Title 24, Section 4, Subsection 402(4)(b).

Upon conclusion of the discussion, the motion was made by Councilor Jim Myers and seconded by Councilor Chuck Banks and unanimously carried to return to Regular Session. Those in attendance at that time were: Mayor Jimmy Lahrman, Mayor Pro Tem Nick Kutrumbos, Councilors Jim Myers, Art Ferrari, Mike Periolat, and Chuck Banks, Interim Town Manager Stan Zemler, Town Clerk Danielle Jardee, Community Development Director James Shockey, and Finance Director Bill Wengert.

Interim Town Manager Stan Zemler stated there is nothing pressing for July 3, July 3 meeting canceled. Councilor Mike Periolat asked how Town Manager search is going. Mr. Zemler stated there are 17 applications as of this morning, applicants have till July 2. Mr. Zemler stated there are some out of state applicants, and Council will look at 15-20 applicants at the July 17 meeting.

There being no further business to discuss, upon a motion regularly adopted, the meeting was adjourned at 12:20 p.m.

The next scheduled meeting of the Town Council will be Tuesday, July 17, 2018 at 8:00 a.m.

Danielle Jardee, Town Clerk